

Before the Board of Zoning Adjustment, D. C.

Application No. 12188 of E. Ray and Diana Knickel, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a use variance (Section 3103) to permit a beauty parlor in the R-3 District at 2647 Woodley Road, N.W., Square 2108, Lot 2.

HEARING DATE: December 15, 1976

DECISION DATE: December 21, 1976

FINDINGS OF FACT:

1. The property is located in the R-3 District across from the Sheraton Park Hotel on Woodley Road, N. W.
2. The property is an existing non-conforming use and is utilized as a tourist home consisting of fourteen (14) rooms and a resident manager's apartment.
3. Applicant proposes to sell the property subject to obtaining a use variance allowing the property to be used as a beauty parlor.
4. Applicant has made no showing that the property is not reasonably adaptable for, or would not produce a reasonable return by use in conformity with the Zoning Regulations.
5. The Municipal Planning Office, by report dated November 17, 1976, recommended denial of the application.

CONCLUSIONS OF LAW AND OPINION:

Applicant seeks a use variance which required a showing of hardship bordering on an economic taking. Inability to put property to a more profitable use is insufficient. The Board is of the opinion that the applicant has failed to make the required showing. It is therefore ORDERED that this application is hereby DENIED.


VOTE:

3-0 (William F. McIntosh, Richard L. Stanton, William S. Harps).

BZA Application 12188

Page 2

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:   
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: 5-19-77